

025.A

0002

0015.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

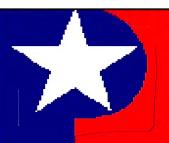
593,000 / 593,000

USE VALUE:

593,000 / 593,000

ASSESSED:

593,000 / 593,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		CLEVELAND ST, ARLINGTON

**OWNERSHIP**

Owner 1:	HAYES TERENCE P	Unit #:	2
Owner 2:	HAYES LARA K CURTIS		
Owner 3:			

Street 1: 5 CLEVELAND ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

**PREVIOUS OWNER**

Owner 1:	HARRINGTON JOHN J -
Owner 2:	-

Street 1: 5 CLEVELAND ST #2

Twn/City: Arlington

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1755 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7209																

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								220648
								GIS Ref
								GIS Ref
								Insp Date
								05/17/18
								!14528!

PREVIOUS ASSESSMENT								Parcel ID	025.A-0002-0015.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	583,900	0	.	.	583,900	583,900	Year End Roll	12/18/2019		
2019	102	FV	524,000	0	.	.	524,000	524,000	Year End Roll	1/3/2019		
2018	102	FV	462,300	0	.	.	462,300	462,300	Year End Roll	12/20/2017		
2017	102	FV	420,600	0	.	.	420,600	420,600	Year End Roll	1/3/2017		
2016	102	FV	420,600	0	.	.	420,600	420,600	Year End	1/4/2016		
2015	102	FV	387,900	0	.	.	387,900	387,900	Year End Roll	12/11/2014		
2014	102	FV	369,700	0	.	.	369,700	369,700	Year End Roll	12/16/2013		
2013	102	FV	369,700	0	.	.	369,700	369,700		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JOHN	57134-276		7/13/2011		383,000	No	No		
BOARDMAN ARNOLD	32096-603		12/15/2000		260,000	No	No	4	

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/19/2012	1358	Manual	2,520	C					5/17/2018	Measured	DGM	D Mann												
									4/19/2013	Info Fm Prmt	EMK	Ellen K												
									10/13/2011	MLS	EMK	Ellen K												
									5/24/2001	External Ins	PM	Peter M												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct:	Fact: .			Floor: 2 - 2nd Floor				Totals	RMS: 9	BRS: 3	Baths: 1	HB						
Const Mod:				% Own: 51.860000610														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:		%		1	9	3	2							
Sec Int Wall:		%		Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 3 - Hardwood				Override:		%												
Sec Floors:		%		Total:	18.6	%												
Bsmt Flr: 12 - Concrete				CALC SUMMARY														
Subfloor:				Basic \$ / SQ: 295.00														
Bsmt Gar:				Size Adj.: 1.24829054														
Electric: 3 - Typical				Const Adj.: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ: 360.882														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.04999995														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 728539														
% Com Wall	% Sprinkled:			Depreciation: 135508														
				Depreciated Total: 593031														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	378.93											
				Special Features: 0		Val/Su Net:	337.89											
				Final Total: 593000		Val/Su SzAd:	337.89											
												PARCEL ID	025.A-0002-0015.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:											Total:					

